

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



7 Fairfield Avenue, Dresden, Stoke-On-Trent, ST3 4NU

£230,000

- Watch Our Video Tour!
- Cul-De-Sac Location
- White Bathroom Suite
- Cobbled Driveway
- Three Bedrooms
- Conservatory
- Two Reception Rooms
- Garage

An impressive three bedroom semi-detached house in a quiet cul-de-sac location!

This property boasts many features which make it the perfect family home. There is an impressive cobbled driveway at the front providing off road parking as well as a good but manageable sized garden at the back.

There are three useable bedrooms upstairs and on the ground floor you will find two reception rooms as well as a comfortable conservatory!

The current layout is practical and functional but the property clearly offers versatility for any potential buyer to reconfigure the accommodation should they wish.

We really do think that you will have to search far and wide to find a semi detached house which offers as much as this one!

See our online virtual tour and for more information call or e-mail us.



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GROUND FLOOR

ENTRANCE HALL

Tiled floor. Radiator. UPVC double glazed front door. Stairs to the first floor.

LIVING ROOM

13'5 into bay x 12'9 (4.09m into bay x 3.89m)

Fitted carpet. Radiator. UPVC double glazed window. Fire surround with gas fire.

DINING ROOM

11'3 x 10'7 max (3.43m x 3.23m max)

Laminate flooring. Radiator. Feature fireplace. Utility area with plumbing for washer and dryer. UPVC double glazed doors into the...

CONSERVATORY

14'5 max x 8'4 max (4.39m max x 2.54m max)

Laminate flooring. Radiator. UPVC double glazed french doors into the garden.

KITCHEN

14'10 max x 5'9 max (4.52m max x 1.75m max)

Tiled floor. Radiator. Two UPVC double glazed windows. Part tiled walls. Range of wall cupboards and base units with wall mounted extractor. Vaillant boiler.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. UPVC double glazed window. Access to the loft.

BEDROOM ONE

11'2 max x 10'01 max (3.40m max x 3.07m max)

Laminate flooring. Radiator. UPVC double glazed window.

BEDROOM TWO

11'6 max x 7'9 max (3.51m max x 2.36m max)

Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobes.

BEDROOM THREE

7'5 x 6'0 (2.26m x 1.83m)

Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM

6'1 x 5'8 (1.85m x 1.73m)

Vinyl flooring. Radiator. Tiled walls. UPVC double glazed window. Panelled bath with shower over, wash basin and wc.

OUTSIDE

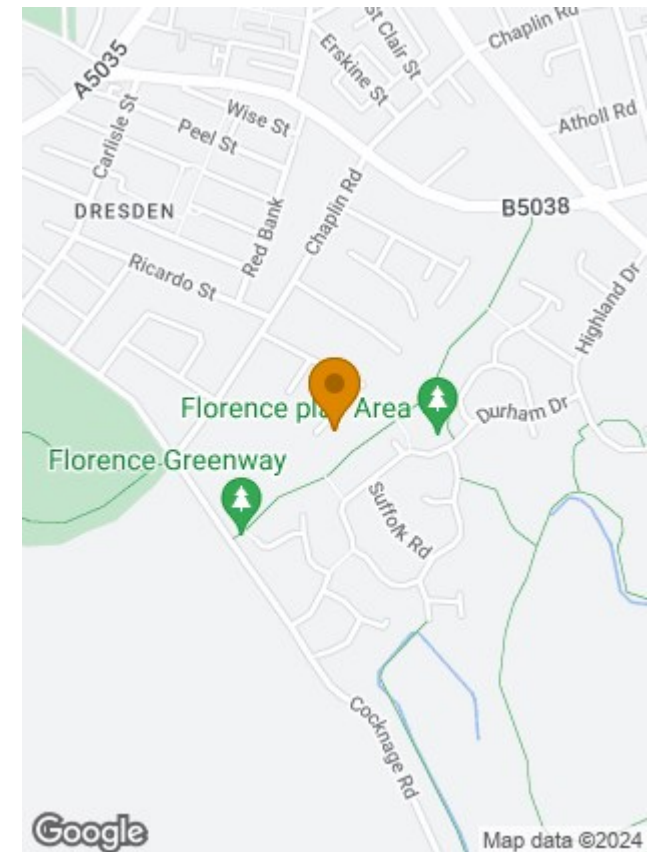
There is a low maintenance garden to the front of the property with a cobbled driveway providing parking for multiple cars. To the rear there is a patio area and lawn and a...

DETACHED GARAGE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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